159.0	0009	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	686,600 / 686,600
					USE VALUE:	686,600 / 686,600
					ASSESSED:	686,600 / 686,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
234		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ASCP LLC
Owner 2:	
Owner 3:	
Street 1:	56 JUNIPER RD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	NAVICKAS LEON & SOPHIA -
Owner 2:	-
Street 1:	56 JUNIPER RD
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 4,320 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4320.000	301,900		384,700	686,600
Total Card	0.099	301,900		384,700	686,600
Total Parcel	0.099	301,900		384,700	686,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 550.16 | /Parcel: 550.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 106067

GIS Ref

GIS Ref

Insp Date 07/27/17

!12448!

PREVIOUS ASSESSMENT

Parcel ID 159.0-0009-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,000	0	4,320.	384,700	686,700	686,700	Year End Roll	12/18/2019
2019	101	FV	246,100	0	4,320.	384,700	630,800	630,800	Year End Roll	1/3/2019
2018	101	FV	246,100	0	4,320.	324,300	570,400	570,400	Year End Roll	12/20/2017
2017	101	FV	171,800	0	4,320.	296,800	468,600	468,600	Year End Roll	1/3/2017
2016	101	FV	174,600	0	4,320.	252,800	427,400	427,400	Year End	1/4/2016
2015	101	FV	170,400	0	4,320.	219,800	390,200	390,200	Year End Roll	12/11/2014
2014	101	FV	170,400	0	4,320.	203,400	373,800	373,800	Year End Roll	12/16/2013
2013	101	FV	170,400	0	4,320.	193,500	363,900	363,900		12/13/2012

PRINT

Date	Time
12/11/20	02:32:10

LAST REV

Date	Time
10/17/17	14:41:29

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12448

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAVICKAS LEON &	70002-408		9/28/2017	Convenience	99	No	No		
RADTKE BARBARA	66739-531		1/29/2016	Change>Sale	425,000	No	No		
HODYKE ANDREW,	60049-83		9/20/2012	Convenience	1	No	No		Andrew Hodyke dod 2/28/2013
	13242-582		7/21/1977		39,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2017	79	Heat App	10,500	C				
10/17/2016	1263	Inter Fi	96,000	O				full gut reno per
3/8/2016	239	Redo Kit	2,000					demo kitch and bat

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2017	Meas/Inspect	DGM	D Mann
2/22/2017	Permit Visit	DGM	D Mann
12/5/2008	Measured	336	PATRIOT
1/29/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
7/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106067
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4320		Sq. Ft.	Site		0	70.	1.27	7									384,719						384,700	

Total AC/HA: 0.09917 | Total SF/SM: 4320 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,719 | Spl Credit | Total: 384,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97990203
Adj $ / SQ:	165.358
Other Features:	95439
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338471
Depreciation:	36555
Depreciated Total:	301917

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

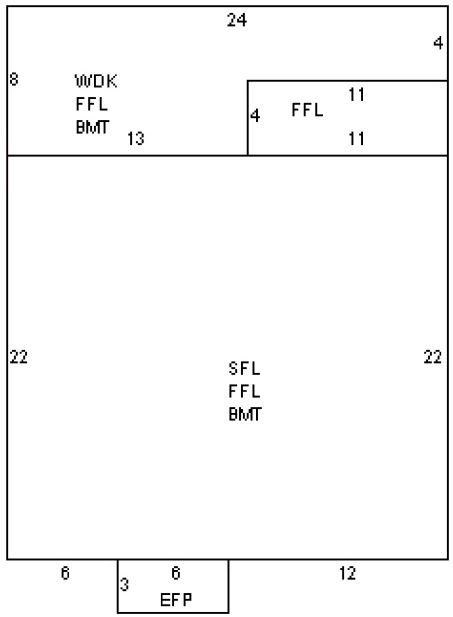
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.36
Special Features:	0	Val/Su Net:	144.45
Final Total:	301900	Val/Su SzAd	241.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	720	165.360	119,058
BMT	Basement	676	49.610	33,535
SFL	Second Floor	528	165.360	87,309
WDK	Deck	148	12.500	1,850
EFP	Enclos Porch	18	71.140	1,281

Net Sketched Area:	2,090			Total:	
Size Ad	1248	Gross Are	3140	FinArea	1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0009-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	